

DRAFT MEETING MINUTES

REGULAR MEETING OF THE CITY OF ALAMEDA HISTORICAL ADVISORY BOARD THURSDAY, December 1, 2011

1. CONVENE: 7:00 p.m.
2. ROLL CALL: Present: Chair Owens, Vice-Chair Rauk, Board Members Hoffman, Jasper, and Lynch
Absent: None
3. MINUTES:
Meeting of October 6, 2011
Board member Jasper moved, seconded by Board member Lynch, to approve the meeting.
Motion passes 4-0. (Vice-Chair Rauk abstained)
4. AGENDA CHANGES AND DISCUSSIONS: None
5. ORAL COMMUNICATIONS: None.
6. WRITTEN COMMUNICATIONS: None.
7. REGULAR AGENDA ITEMS:
 - 7-A **Certificate of Approval – PLN11-0272 – 1518 Park Street – Italo Calpestri.** The applicant requests a Certificate of Approval to reconfigure the storefront of a contributor in the Park Street Historic Commercial District and remove the recessed corner entry and square off the building with removable window panels on both facades.

Applicant requests a continuance to the January 5, 2012 Meeting.
 - 7-B **Proposed Designation of New City Monument.-PLN11-0343 - 1240 St. Charles Street – Jeannie Graham.** The property owner has submitted a designation proposal for the subject property, prepared by Woody Minor.

Margaret Kavanaugh-Lynch, Planning Services Manager, gave a brief introduction of the project.

Jeannie Graham spoke on the history of her home and the decision to request that the home at 1240 St Charles Street be designated a historic monument

Woody Minor gave a presentation and slideshow of the home.

Board Member Lynch thanked Mr. Minor for his presentation, and noted she believed that this home is eligible for to National Landmark Standards.

Board Member Lynch stated that the architect should be included if in the resolution is stating architectural significance.

Chair Owens asked if there was a period of historic significance.

Mr. Minor stated yes 1897 when it was built to 1944 when the Bruton's left.

Recommend to the City Council as the thirtieth monument, to adopt a resolution with the addition of Fred P Fischer as the architect and the period of significance to be 1897 to 1944. Motion By Board member Lynch seconded by Board member Hoffman. Motion passes 5-0.

7-C Certificate of Approval – PLN11-0340 – 1234 Hawthorne Street – Patricia & Alexander Bernstein. The applicant is requesting a Certificate of Approval to allow removal of one Coast Live Oak (*Quercus agrifolia*). According to a Certified Arborist Report, the approximately 30-foot high, 25.7-inch diameter tree, located in the front left side of the property is in poor health with extensive decay.

Margaret Kavanaugh-Lynch, Planning Services Manager gave a brief report.

Board member Hoffman noted he visited the property and agreed the tree was diseased, and removal should be approved.

Chair Owens expressed that the disposal of the diseased tree should comply with the recommendations of a ASA Certified Arborist.

Motion by Board member Hoffman to approve the removal of the tree as stated in the resolution with the addition that the tree should be disposed of as recommended by a ASA Certified Arborist. Seconded by Board member Rauk. Motion passes 5-0.

7-D Certificate of Approval - Alteration of a City Monument – PLN11-0346 - 500 Central Avenue – Dominic Chan Nguyen. Applicant is requesting to alter the restoration plan. The modifications include: 1. Relocate three windows at right side of building to possible original location, 2. Replace wood siding on three elevations with wood siding potentially using a different width and style.

Staff member Kavanaugh-Lynch clarified that the subject property was not a City Monument, but the decision to hold the restoration to that standard was made in 2005. She presented a brief staff report.

Members of the Board asked clarifying questions of the staff.

Anthony Pham – applicant for 500 Central gave some clarifications on the building restoration.

Members of the Board questioned the applicant on the proposed modifications and the difficulty the applicant has experienced in finding appropriate materials.

Board member Hoffman suggested that a subcommittee be created.

Christopher Buckley spoke in opposition of the proposed changes.

Kevin Frederick spoke in opposition of the proposed changes.

Board member Jasper and Hoffman agreed to be on the subcommittee,
The applicant agreed to work with the subcommittee.

Motion by Board Member Lynch to create a subcommittee with Board Members Hoffman and Jasper and continue this to the January 2012 meeting. Second by Board Member Jasper. Motion passes 5-0

Motion by Board Member Rauk to continue item to 7-A to the January meeting second by Board Member Lynch. Motion carries 5-0

7-E Historic Preservation Policy Document – City Wide. A new draft document has been prepared for public review by a subcommittee of the Historic Advisory Board. This is the first meeting before the full Board and an overview will be presented. No action will be taken at this meeting.

Staff Member Kavanaugh Lynch gave a presentation on the Preservation Policy Document.

Board member Lynch clarified the difference between Historic Signs and other City Monuments.

Chair Owens noted some changes were left out of the last version of draft code, including the differentiation of interior vs. exterior purview of HAB on Monuments, and clarification of penalties.

Mark Irons – Likes the change from 30% of the valuation to 30% of material, did not like the 50 year designation thinks 1942 is appropriate. Also did not think awnings can be historic, as they deteriorate over time.

Alan Teague – supports the new ordinance, especially the new incentives for becoming a Landmark. He stated concern with waiting period on a de-facto denial of a designation and would like consideration on deferral of permits for restoration work. Finally, he noted that accessory building exemption should not include a building that on its own merit could be eligible for landmark status.

Christopher Buckley (AAPS representative) – Noted that he has submitted correspondence and highlighted some elements therein. Thanked staff and Board for work, and requested the deadline for comments. Chair suggested that additional comments could be received in the next two weeks but noted that additional comments could be made throughout the revision process.

Concerns included- Changes to the Study List status, potential landmarks and/or contributor's status, Criteria for District Contributors needing integrity, vs. buildings that may be able to be restored to original integrity.

(Staff note: Much of the testimony is inaudible on the recording.)

Further, he would like findings to examine merits of demolition, also encourage empowering the Building Official to allow a partial demolition, also would like to see language to allow variances for restoration and have projects heard by the HAB.

Board member Rauk- questioned the possible parameters on the use of the fund. Ms Kavanaugh-Lynch explained that the fund is noted in the City Charter, with no parameters stipulated. Several Board members expressed they would like parameters added.

Board member Rauk and Hoffman both voiced concerns on the change from pre-1942 to all buildings over the age of 50 years being considered for demolition control. They both noted that it could be a deterrent to residents complying with city standards when working on their homes. Chair Owen noted the ordinance could reflect the period of significance, which is likely 1942. He also noted that the issue is demolition not alteration control.

Board member Hoffman thinks that Alameda Point should be given special consideration. He supports purview over the exterior of buildings, only.

Chair Owens noted he would suggest the addition of massing and form to the definition of integrity as surface material can be restored and/or removed. He also supported that post

1942 properties considered for demolition could then be added to the study list. Also, accessory buildings issue are also challenging to resolve, the need to save water towers and carriage houses, but not other utility buildings that are not worthy of preservation. He also noted that the interior alteration purview issue was mostly in error. However, he is open to allow owners to voluntarily allow interior purview if the Board felt that it was warranted.

Board member Hoffman and Rauk support that the owner should have to support interior purview.

Board member Lynch was ambivalent towards interior purview, but would believe that some persons would find the interior purview an honor.

Ms. Kavanaugh-Lynch noted that landmark status, including items of significance would run with the land, not with the individual property owner.

Board members discussed items noted by the AAPS presentation, including;

- a. Relocation of structures on and off of lots and/or on other places in the lot.
- b. Findings should be added for actions of the Board.
- c. Offer Building Official the ability to allow a limited emergent demolition as part of the policy discussion.
- d. Consider the Historic Preservation Permit – zoning and potential conflict between purview of the Planning Board. Could add findings to allow certain examples where a restoration of a monument would be allowed to exceed development standards.
- e. Trees. Board noted that trees that are noted in the municipal code are protected, however not clear as to which Board would be best for this work or if it could be done by staff.

There was also some discussion that the document should be reviewed by the State Historic Preservation Office early in the process.

This discussion item was continued by the Board members to the February meeting.

7-F 2012 Historical Advisory Board Meeting Schedule - The Historical Advisory Board will consider and approve the Historical Advisory Board meeting schedule for 2012.

Motion by Chair member Owen to approve item to 7-F second by board member Lynch. Motion carries 5-0.

8. BOARD COMMUNICATIONS/ STAFF COMMUNICATIONS:

Staff announced that 1600 Park Street would be holding a temporary ice rink during the holiday season.

Staff also noted that a demolition permit has been submitted to the city for the buildings on the 1600 and 1608 Park Street. Building records indicate that the oldest structure on site was built in 1942, therefore the permit is ministerial. However, any new information would as to the date of construction should be forwarded to staff.

Navy 106 Report for Alameda Point was released and should be sent to the libraries and cd's are be available.

10. ADJOURNMENT:

Motion by Board member Raulk to adjourn second by Board Member Hoffman. Motion carries 5-0.